

## \$445,000 - 5118 53a Avenue, Legal

MLS® #E4446686

**\$445,000**

3 Bedroom, 2.50 Bathroom, 1,811 sqft

Single Family on 0.00 Acres

Legal, Legal, AB

Welcome Home! This property in Pepin's Point has been lovingly cared for and is ready for a new family! The open concept main floor includes a generous open concept layout and a beautiful eat in kitchen, a walk through pantry and hardwood throughout the main floor. The living room boasts a beautiful gas fireplace for the cool nights and the main floor is finished off with a clean and practical laundry room. Upstairs you will find a large primary with a beautiful 5 piece en-suite with a gorgeous soaker tub. There are two more good sized bedrooms, another 4 piece bath and a bonus room perfect for family movie nights or a playroom! Downstairs is unfinished and ready for your final touches to make it your perfect space. The incredible backyard is the perfect place to host parties, drink your morning coffee and host family gatherings and special events backing farmland with no neighbours behind you! This home has newer Furnace, HWT & Central Air conditioning.

Built in 2011

### Essential Information

MLS® #	E4446686
Price	\$445,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,811
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5118 53a Avenue
Area	Legal
Subdivision	Legal
City	Legal
County	ALBERTA
Province	AB
Postal Code	T0G 1L0

### Amenities

Amenities	Deck, Fire Pit
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Schools
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Legal School
Middle	Legal School
High	Sturgeon Composite

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	8
Zoning	Zone 61

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 17th, 2025 at 8:32pm MDT